

1 THE SEABROOK ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF
2 SEABROOK MET ON **THURSDAY, OCTOBER 10, 2019** AT 7:00 P.M. IN THE
3 SEABROOK CITY HALL COUNCIL CHAMBERS, 1700 FIRST STREET, SEABROOK,
4 TEXAS TO CONSIDER, AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO
5 THE AGENDA ITEMS LISTED BELOW.

6
7 BOARD MEMBERS PRESENT:

8 PAUL R. DUNPHEY (exc. absence)	CHAIRMAN
9 TERRY CHAPMAN	VICE-CHAIR
10 KEVIN FERGUSON	TREASURER
11 ERNIE DAVIS	SECRETARY
12 THOMAS KOLUPSKI	MAYOR
13 GARY BELL	MEMBER
14 JEFF LARSON (absent)	COUNCIL REPRESENTATIVE

15
16 ALSO PRESENT WERE:

17 GAYLE COOK	CITY MANAGER
18 STEVE WEATHERED	CITY/EDC ATTORNEY
19 PAUL CHAVEZ	DIRECTOR OF ECONOMIC DEVELOPMENT
20 PAT PATEL	EDC ADMINISTRATIVE ASSISTANT

21
22 EDC Vice-Chairman Terry Chapman called the meeting to order at 7:00 p.m. and declared that a
23 quorum was present.
24

25 **1.0 PUBLIC COMMENTS AND ANNOUNCEMENTS**

26
27 There were none.
28

29 **2. SPECIFIC PUBLIC HEARINGS**

30
31 **2.1 Pursuant to Texas Local Government Code section 505.159, conduct public hearing**
32 **on notice of project of the SEDC relating to incentives for Americano Café including**
33 **funding of certain construction costs and related expenses and reimbursement of**
34 **specified SEDC and City tax paid for up to 5 years, with all incentives not to exceed**
35 **\$68,500, unless otherwise revised by SEDC.**
36

37 Terry Chapman opened the public hearing at 7:00 p.m.
38 Since there were no comments, public hearing was closed at 7:00 p.m.
39

40 **3. PRESENTATIONS**

41
42 **3.1 EDC Director's report on economic development activities for September 2019.**
43 EDC Director, Paul Chavez presented the following monthly report:
44

- 45 • Follow up with prospect: coffee shop under construction – should be open by late
- 46 November or December
- 47 • Kirk & J's Barbeque is now open – located at 5745 Bayport Blvd.

- Follow up with KIWO – regarding construction on roadway and SH 146 – they are doing okay although concerned with scheduling
- EDC placed signage along 146 – directional signs with blue and white lettering – to help direct traffic towards streets & shops along SH146 and Old Seabrook
- Follow up with Retail Live Tradeshow – continue with leads
- Attended Houston Franchise Expo – mostly businesses seeking franchisees – seeking people interested in buying their franchise and in what areas they are looking at in Houston
- Retail Strategies site visit with Chris Bontrager – drive around to look at City of Seabrook - couple of brokers were also invited to have lunch with Mr. Bontrager
- Monthly budget report
- Monthly Sales Tax chart report

4. NEW BUSINESS

4.1 Consider and take all appropriate action on Economic Development Agreement between the Seabrook EDC and Americano Café at location 2900 NASA Parkway, for incentive reimbursements totaling \$68,500.

Motion made by Kevin Ferguson and seconded by Ernie Davis.

To approve the Economic Development Agreement between the SEDC and Americano Café.

MOTION CARRIED BY UNANIMOUS CONSENT

4.2 Consider and take all appropriate action on proposed Addendum 2019-1 amendment made to the Agreement with WMF Investments Inc. “Retail At The Commons” to provide an additional 12 month extension for the time for performance of the date of substantial completion from November 20, 2019 to November 20, 2020.

Motion made by Gary Bell and seconded by Kevin Ferguson.

To approve Addendum 2019-1 extension for WMF Investments Inc. for the time for performance of the date of substantial completion.

MOTION CARRIED BY UNANIMOUS CONSENT

4.3 Consider and take all appropriate action on proposed Addendum 2019-2 for Clay Cat Studio second request for extension on the project completion date.

Motion made by Ernie Davis and seconded by Kevin Ferguson.

To approve Addendum 2019-2 for Clay Cat studio extension on the project completion date.

MOTION CARRIED BY UNANIMOUS CONSENT

95 **5. ROUTINE BUSINESS**

96
97 **5.1 Approve minutes of the September 12, 2019 regular EDC meeting.**

98
99 Motion made by Kevin Ferguson and seconded by Ernie Davis.

100
101 To approve the minutes as presented.

102
103 MOTION CARRIED BY UNANIMOUS CONSENT

104
105 **5.2 Update on SH 146 expansion.**

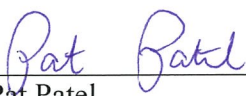
- 106
107
 - Second bridge to start construction
 - Frontage road on north side of town – Red Bluff construction

108
109
110 **5.3 Establish future meeting dates and agenda items.**

- 111
112
 - Next meeting scheduled for Thursday, November 14, 2019.
 - Incentive policy or procedure on the time limit for incentives &/or incentive agreements

113
114
115 Upon motion duly made, the meeting was adjourned at 7:25 p.m.

116
117 APPROVED ON THE 14TH DAY OF NOVEMBER 2019.

118
119
120
121 
122 Pat Patel,

123 EDC Administrative Assistant


Paul Dunphy, EDC Chairman